



18 Manorfields, Whalley, BB7 9UD

To Let: £595 PCM Unfurnished

A well presented, two bedroom ground floor flat located on this popular residential development in the heart of Whalley with its popular shops, restaurants and amenities. The internal accommodation briefly comprises an entrance hallway, lounge, kitchen, one double and one single bedroom, and a shower room. Externally there are lovely communal gardens, storage shed and off-road parking.

- No Pets
- Non Smokers Only



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Entrance Hallway

Lounge 13'11" x 10'3" (4.26m x 3.13m) - with wall mounted gas fire.

Kitchen 10'3" x 9'0" (3.12m x 2.74m) - with a range of fitted wall and base units, electric cooker, fridge/freezer, washer dryer.

Bedroom 1 10'0" x 10'4" (3.05m x 3.15m) - double with fitted wardrobes + overhead cupboards.

Bedroom 2 7'10" x 7'2" (2.39m x 2.19m) - single

Shower Room - with a double shower cubicle, low suite wc, wash hand basin, storage cupboard.

Outside - lovely communal gardens, storage shed, parking space.

Council Tax Band B **Energy Efficiency Rating Band C**

Location - From the centre of Whalley proceed up Accrington Road and take the first left onto Manor Road. Follow the road round to the right and No 18 can be found on the left hand side.

Assured Shorthold Tenancy. Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

Viewings. Viewings of all properties are strictly by appointment with this office.

Appliances. Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

Telephone. Where there is a telephone line in the property reconnection will be at the tenant's expense.

Damage Deposit. The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

Rent. Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

Holding Deposit. Before your application can be processed you will need to pay us a holding deposit equivalent to one week's rent.

Property Misdescriptions Act

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that::

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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